



Approved 3/13/19 (CZ)

**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, FEBRUARY 27, 2019**

**\* SUMMARIZED MEETING MINUTES \***

**PRESENT:** Paul Alessio, Chair  
Prescott Smith, Vice Chair  
Larry S. Kush, Commissioner  
Ali Fakhri, Commissioner-by phone  
Kevin Bollinger, Commissioner  
Christian Serena, Commissioner  
Kelsey Young, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Chris Zimmer  
Lorraine Castro  
Melissa Berry  
Jesus Murillo  
Doris McClay  
Bryan Cluff

**CALL TO ORDER**

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

## **MINUTES REVIEW AND APPROVAL**

1. Approval of January 23, 2019 Regular Meeting Minutes including Study Session.  
**Vice Chair moved to approve the February 13, 2019 Regular Meeting Minutes, including Study Session, seconded by Commissioner Young.**  
**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakh, Commissioner Bollinger, Commissioner Young, and Commissioner Serena.**

## **CONTINUANCES**

2. [22-ZN-2018 \(Southbridge Two\)](#)

**Staff and applicant request to continue this case to a date to be determined**

Request by owner for approval of a zoning district map amendment from Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) to Downtown/Downtown Core - Type 1, Planned Block Development, Downtown Overlay (D/DC-1 PBD DO), Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO), and Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO), including approval of a Development Plan with amended development standards, for a mixed-use development with 330 residential units and other non-residential space on a 9.94 +/- acre site located near the intersection of E. 5th Avenue and N. Marshall Way. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Gary Roe, 602-618-7754.**

3. [19-AB-2018 \(Southbridge Two Abandonments\)](#)

**Staff and applicant request to continue this case to a date to be determined**

Request by owner to abandon multiple alley and other rights-of-way to allow development of a large, mixed-use development, with Central Business, Downtown Overlay (C-2 DO) and Downtown/Retail Specialty - Type 1, Downtown Overlay (D/RS-1 DO) zoning located near the intersection of E. 5th Avenue and N. Marshall Way. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Gary Roe, 602-618-7754.**

**Item No 2 & 3: Move to continue case 22-ZN-2018 (Southbridge Two) and 19-AB-2018 (Southbridge Two Abandonments) to a date to be determined, by a vote of 7-0; Motion by Vice Chair Smith, 2<sup>nd</sup> by Commissioner Kush.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakh, Commissioner Bollinger, Commissioner Young, and Commissioner Serena.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## **EXPEDITED AGENDA**

5. [12-UP-2016 \(M & M Ranch\)](#)

Request by owner for a Conditional Use Permit (CUP) for a “ranch” use on a +/- 5.0 acre (gross lot area) site, on the northwest corner of E. Via Dona Road and N. 82nd Street, with Single-family Residential, Environmentally Sensitive Lands (R1-190/ESL) zoning district designation, located at 8144 E. Via Dona Rd. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Monica Rahman, 480-695-7359.**

Request to speak cards: David Gast

**Item No 5: Recommended City Council approve case 12-UP-2016 (M & M Ranch), by a vote of 7-0; Motion by Commissioner Kush, per the staff recommended conditions, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Bollinger.**

**The motion carried unanimously with a vote of seven (7) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Bollinger, Commissioner Young, and Commissioner Serena.**

## **REGULAR AGENDA**

\*4. [15-UP-2018 \(Shot Shack / Tavern\)](#)

Request by owner for a Conditional Use Permit for a Bar on a +/- 1,144 square foot site with Central Business District, Parking P-3 District, Parking P-2 District, Downtown Overlay (C-2/P-3 P-2 DO) zoning located at 4417 North Saddlebag Trail. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is David Ross, 602-908-7405.**

Request to speak cards: Jason Adler, Ryan Hibbert, David Ross, Tom Babu

- **Item No 4: Move Case 15-UP-2018 from Expedited Agenda to Regular Agenda**
- **Item No 4: Move to continue case 15-UP-2018 (Shot Shack / Tavern) to a date to be determined, by a vote of 6-0; Motion by Commissioner Kush, 2<sup>nd</sup> by Commissioner Serena with Vice Chair Smith recusing himself.**
- **Commissioner Fakih left meeting at 6:10 pm.**

**The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Commissioner Kush, Commissioner Fakih, Commissioner Bollinger, Commissioner Young, and Commissioner Serena with Vice Chair Smith recusing himself.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search “Planning Commission”

\*6. [23-ZN-2018 \(McDowell Mountain Community Storage\)](#)

Request by owner for a Zoning District Map Amendment from Planned Convenience Center, Environmentally Sensitive Lands (PCoC ESL) to Neighborhood Commercial, Environmentally Sensitive Lands (C-1 ESL) zoning on a +/- 4.7-acre site located at 10101 E McDowell Mountain Ranch Road (217-14-003M).

Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Michael Leary, (480) 991-1111.**

Request to speak cards: John Thomas

- **Item No 6: Move Case 23-ZN-2018 from Expedited Agenda to Regular Agenda**
- **Item No 6: Move to make a recommendation to City Council for approval of 23-ZN-2018, by a vote of 6-0: Motion by Commissioner Serena, per the staff recommended stipulations and added stipulations enforcing the 40 foot front yard setback, deleting the words “corral fence” and adding the word “consultation” in stipulation 1, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Kush.**

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Bollinger, Commissioner Young, and Commissioner Serena.

7. [16-ZN-2018 \(Joy Ranch & Tonto National Forest\)](#)

Request by owner for a Zoning District Map amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on a +/-77.6-acre site, located East of the northeast corner of Joy Ranch Rd. and Boulder View Dr. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is John Berry, (480) 385-2753.**

Request to speak cards: James Cameron, Joe Parker

Written comment cards: James & Nancy Cameron

**Item No. 7: Move to make a recommendation to City Council for approval of 16-ZN-2018, by a vote of 5-0: Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2<sup>nd</sup> by Commissioner Serena with Vice Chair Smith recusing himself.**

The motion carried unanimously with a vote of five (5) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Kush, Commissioner Fakih, Commissioner Bollinger, Commissioner Young, and Commissioner Serena.

**Adjournment – Motion to adjourn at 6:42 p.m.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search “Planning Commission”